

Nottinghamshire Building Preservation Trust Limited

Newsletter



MARCH 1981

Old Colverton — The Parfold & Old Factory, Main Street

SURVEY OF BUILDINGS

TRAINING COURSE AT FLINTHAM - SATURDAY & SUNDAY, 4th & 5th APRIL

The Trust has arranged a training course for Members and others interested in the recording of old buildings. The objectives of this course will be:

1. to enable Members to acquire a deeper knowledge and appreciation of the character and history of houses in the county;
2. to build up a collection of surveys (assessment of the character of houses will then not be superficial as it tends to be at present) to better equip the Trust for its main task of conservation.

The course will include the practical recording of several buildings in Flintham.

Introductory Lecture - Friday, 3rd April at 7.00 p.m.

There will be an Introduction to the course by the Chairman of the Trust, Professor M.W. Barley, to be held in the Lecture Hall of the Department of Adult Education, Shakespeare Street, Nottingham.

Full details and an application form are enclosed with this newsletter.

Link House, 110 Mansfield Road,
Nottingham, NG1 3HL.

BUILDINGS

AT RISK

REGISTER

Progress Report by Mike Pringle, Co-ordinator

I took over the Buildings at Risk Register in April 1980 and since then I have visited 66 sites which have been notified at one time or another to be at risk. I found that nine sites were no longer at risk at all (due to demolition in two cases), and I have identified 23 buildings which seem to be at great risk.

Being a complete amateur, I have only been able to comment on the structural state of the buildings and unable to form valued judgments as to their architectural or historical worth - this is for the technical advisory panel. I have taken photographs and made notes to help the experts to advise which buildings should be campaigned over and how such an action should be planned. It is becoming increasingly obvious to me that statutory powers are unlikely to be fruitful except in a very limited number of cases, and we will need to rely on information (to both the owners and the public) and gentle persuasion.

A full list of all the buildings which the Advisory Panel considers to be at great risk will, hopefully, be circulated to all members of the Trust fairly soon, and then will be the time to suggest any sites that you think should be added. The Register is intended as both a reference file and a basis for action - so anyone who wishes to see entries or look through the photographs of these buildings is more than welcome.

If anyone feels inclined to help in the task of keeping the register up-to-date by visiting sites and checking on progress (or lack of it) then please contact me (Slack's Farmhouse, Low Street, Besthorpe, Nr. Newark. Tel: Newark 892298).

The following is an extract from an article which appeared in the Sunday Times recently:

"CHINA'S DIPLOMATS AND DEMOLITION MEN WIN THE BATTLE OF PORTLAND PLACE

The demolition of a pair of elegant 18th century houses in one of London's finest streets is claimed to have been the result of an unprecedented extension of diplomatic immunity -- to avoid upsetting the Chinese.

The houses, in Portland Place, were designed by the brothers Adam and were officially listed for their architectural

and historic importance. Though China used them as its embassy, during the past 20 years they had become increasingly dilapidated, although the Greater London Council had been pressing for more than a decade for the property to be maintained. In January they were knocked down."

It is ironic that this insensitive act was supported by the Foreign Office for fear of offending the 'sensitive' Chinese. Are we to expect our architectural heritage to be further diminished by an onslaught of 'sensitive' foreign diplomats?

TECHNICAL ADVISERS Report on first meeting

The first meeting of the Trust's extended technical advisory panel was held on Thursday, 5th February and provided an opportunity for the Advisers to meet as a group.

Dr. Mike Fringle, who is responsible for the Trust's Buildings at Risk Register, presented provisional reports on the buildings which had been brought to his attention. Some 20 of these properties were selected for further detailed investigation by the technical advisers, after which, action will be taken as seems appropriate to safeguard their future.

Technical advisers were also asked to review not only these, but other buildings as prospective purchases for the Trust, which is keen to expand and develop its revolving fund work.

The Farm Buildings Survey, which was begun using the Special Temporary Employment Programme, was to be continued on a voluntary basis and, as a first step, a training weekend is to be arranged at Flintham for interested Members.

MEMBERSHIP

Although we have gained a number of new supporters, it is with regret that we report that membership is down on last year and now stands at 271, made up as follows:

	March '80	March '81
Individuals	139	137
Parish Councils	40	38
Life Members	29	31
Amenity Societies	25	24
Women's Institutes	23	21
Companies	16	16
Estates	2	2
Educational Establishments	1	1
Village Halls	1	1

The Trust is grateful for the support it receives but would again urge members to encourage others to join us in this worthwhile task of seeking to preserve the county's buildings of historic or architectural interest. A new publicity brochure will be available soon and if anyone would like to receive supplies for distribution to friends or organisations please drop us a line.

We are grateful to the following district councils for contributions received to date for 1980/81:

Gedling, Nottingham, Nottinghamshire County Council and Rushcliffe.

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REDUNDANT BUILDINGS IN THE COUNTRYSIDE

LIABILITY OR ASSET ?

by Bob Middleton

For some historic buildings the end comes quickly as they are knocked down to be replaced by a new development. For many more, no longer required or suitable for the purpose for which they were built final demolition comes at the end of a long period of decline and decay. In a few fortunate cases, for instance the old Parish Room converted into a Village Hall by Upton Parish Council, a new viable use can be found for them which serves the dual function of preserving our architectural heritage and providing much needed community facilities. Sadly, such cases are few and far between but, happily, there are signs that more and more of these buildings are being regarded as a potential resource rather than a liability.

Changing agricultural practice has led to many of these redundant buildings 'down on the farm'. The Trust surveyed many such buildings through the Farm Buildings Survey undertaken through the Special Temporary Employment Programme. This work is to be continued by volunteers whom the Trust will be training through the weekend at Flintham on April 4th and 5th. Recording, however valuable, does not safeguard a property, it is at the most insurance against loss. The best security is to bring the building back into everyday use.

Changing agricultural practice which created the stock of redundant farm buildings has had another major effect, far fewer people are needed to work a given area of land and there has been a marked decline in the number of people employed on the land. As a result, the rural areas need new sources of employment. The two needs can be neatly matched by the conversion of redundant farm buildings to rural workshops. This policy is being actively pursued by a range of organisations in a variety of ways.

The Council for Small Industries in Rural Areas has started to compile a register of such buildings. Several District Councils are conducting their own surveys and indeed Newark District Council, Rural Areas Working Party has gone so far as to recommend that unless there are strong environmental objections, there should be a presumption in favour of small scale light industrial development in villages within the defined 'rural employment priority areas'.

The Community Council for Nottinghamshire is providing practical support to farmers who have buildings they wish to dispose of through Mr. Geoff Turner, one of the Trust's Technical Advisers. Free advice is given on the suitability of the building taking into account the area, available services, access and other constraints and advantages. The costs associated with the project are being met by a grant from the Development Commission.

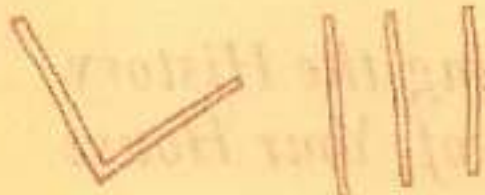
Turning from country to town, a new project is being developed whereby redundant buildings (not necessarily of architectural interest) are converted into community use. The project is called 'The Neighbourhood Use of Buildings and Space' and it is being supported by Inter Action Trust Ltd. (15 Wilkin Street, London, NW5; (01-267-9421). Extensive help and advice is available but the building must be located in the Inner City Area.

Redundant buildings can be a liability. Increasingly they are being regarded as an asset. The Trust itself is always on the lookout for interesting buildings with potential for re-use. Trust members can help with specific ideas for the buildings in their area. Nothing is more satisfying than seeing a Phoenix rise from the ashes of years of neglect and decay.

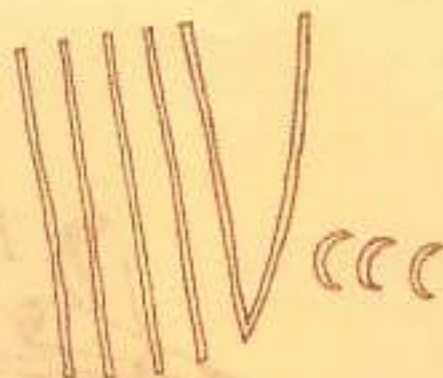
SOME CARPENTERS MARKS Graham Beaumont



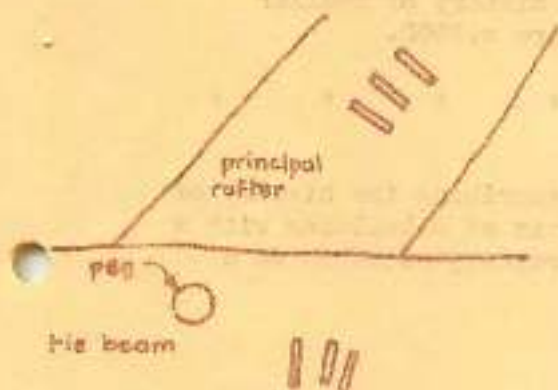
On brace, truss 3 Barn at
Rancliffe Farm, Bradmore
c1736 2" high, deeply cut



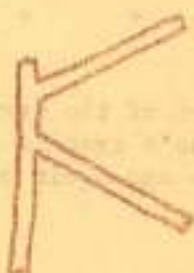
Truss 4, Bradmore
A different hand



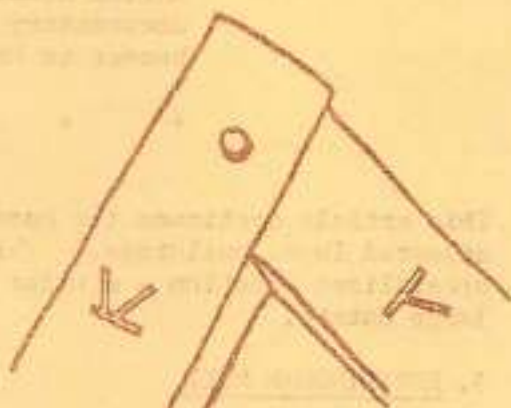
Tie beam, Old White Hart, Nework
c1450 .5" high, shallow cut



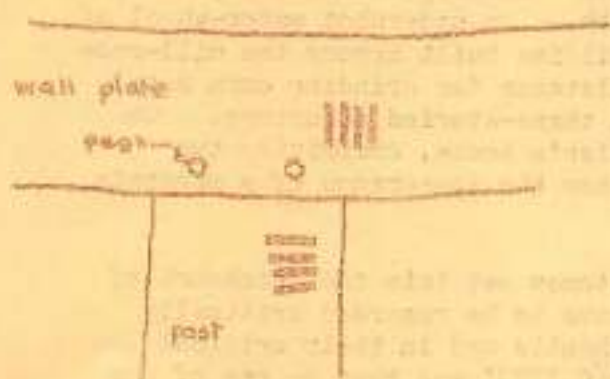
Brookside,
East Leake



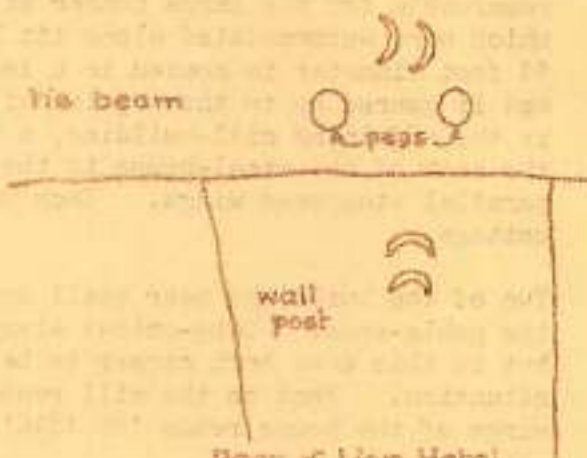
Woodborough,
actual size .176"



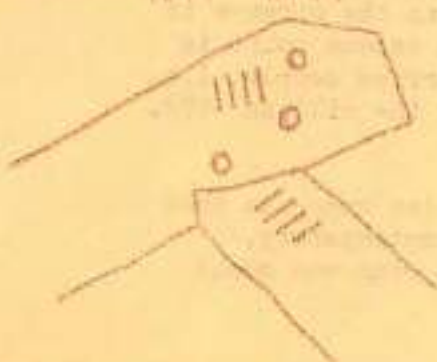
Hall Farm, Woodborough
built 1710. Re-used rafters



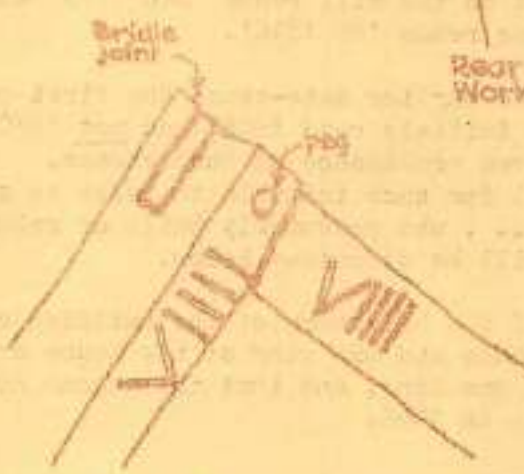
Priest's House, Screveton
Dated "R.M. 1607"



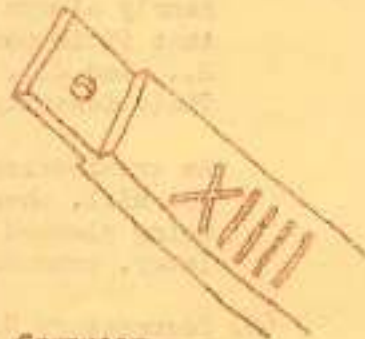
Rear of Lion Hotel,
Workop



Roof Truss, apex of
principal rafters

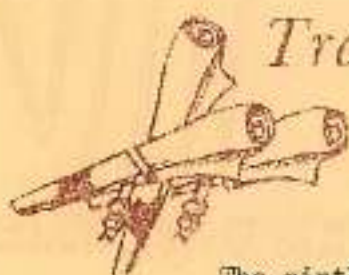


Apex of common
rafters



Common
rafter

Three sets of carpenter's marks at Flanniment Cottage, Mansfield.



Tracing the History of Your House

The ninth contribution to the series by
Adrian Henstock, the County Archivist, describing basic
documentary sources for tracing the history of smaller
houses in Nottinghamshire built before c.1900.

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This article continues the second part of the series describing the history of selected local buildings. This issue's example is again of a building with a specialised function - a water mill - and again of a property attached to a large estate.

3. HOVERINGHAM MILL

(a) Architectural History

Hoveringham Mill stands alone amid fields well away from Hoveringham village on the parish boundary with Caythorpe and Gonalston. The complex of brick-and-pentile farm and mill buildings straddles a mill-race diverted from the Dover Beck, a stream which was historically remarkable for the large number of mills - chiefly corn and paper - which were accommodated along its length. An undershot water-wheel of 11 foot diameter is housed in a low building built across the mill-race and is geared up to three pairs of millstones for grinding corn sited in the adjoining mill-building, a tall three-storied structure. To the east of the wheel-house is the miller's house, comprising two parallel staggered wings. Each wing has the appearance of a separate cottage.

Two of the buildings bear small date-stones set into the brickwork of the gable-ends. Date-stones always have to be regarded critically but in this case both appear to be authentic and in their original situation. That on the mill reads 'BFC 1778' and that on one of the wings of the house reads 'RF 1846'.

With regard to the earlier date-stone the first point to be borne in mind is that the initials read 'BCF' and not 'BFC', as the surname is nearly always given prominence on such stones. The second point is that it is normal for such initials to refer to a married couple, i.e. B... and C... F..., who presumably built or rebuilt the mill in 1778. Their identity will be discussed below.

An examination of the brickwork of the building complex suggests that the mill, wheelhouse and one wing of the house are contemporary, being planned in one line, and that the second house wing was added later, presumably in 1846.

(b) Documentary History

Perhaps the most obvious starting point is to try to identify the initials on the date-stones. The 1846 stone falls within the period covered by

TRACING THE HISTORY OF YOUR HOUSE-9
continued ...

commercial directories and the Hoveringham section of White's Directory of Nottinghamshire of 1844 lists the name of Robert Faulkes, corn-miller, who seems likely to have been the 'R.F.' of the date-stone. For the 1778 stone it is more difficult, but here the obvious sources are the Land Tax assessments which list all owners and tenants of property for each parish from 1780 onwards, and which are in the Nottinghamshire Record Office. However, the 1780 assessment for Hoveringham does not reveal any obvious candidate with the initials 'B.F.', but this could be due to the two-year interval between the two events. It is tempting to assume that 'B.F.' will also be a member of the Faulkes family but this is an example of the dangers of circumstantial evidence as it ultimately turns out not to be the case (see below).

The presence of date-stones with initials on a domestic or farm building prior to the 19th century often indicates that the building was erected by an owner-occupier, especially a 'yeoman' farmer or tradesman who was proud enough of his achievements to record the fact in stone. It is unusual for tenants to put their names on someone-else's property, but there were certain long-leaseholders who enjoyed good security of tenure and who had a reasonably free hand in what they did with their property. In the case of Hoveringham mill the present owner is Trinity College, Cambridge, and investigation shows that, like the Old House at Bleasby and the Flying Horse at Nottingham, the property has also been in the hands of the same institutional owner for many centuries. As before, this means that there will be no title deeds available, as it has rarely changed hands, but there will hopefully be surviving estate records.

These records do in fact exist at the College of Cambridge, and show that the College was granted the Hoveringham estate by King Henry VIII in 1546 as part of its original endowment, and the mill which formed part and parcel of the estate has not changed hands since! However, it was customary in part of the 18th and 19th centuries at least for the College to save itself the bother of the everyday management of a distant estate by letting it out as a whole to a major tenant who would then sublet the lands and houses as he wished. In the 18th century the lessees were the Gilbert-Cooper family who lived at Thurgarton Priory and in the 19th century the Sutton family. For these periods the local estate records would have been kept by those families, some of which have now come into the Nottinghamshire Record Office by various means.

On the principle that it is best to work backwards in time from the known to the unknown one can begin with the 19th century estate records at Cambridge. A valuation of 1884 describes the buildings and the rooms, and it is interesting to note that the mill machinery was the property of the under tenant - then William Lee. There is another valuation of 1845 when Robert Faulkes was the undertenant, which shows that he leased some 70 acres of land along with the mill. Added to the survey is a useful note that the house was rebuilt in 1845-6, confirming the date stone, and that the cost was shared. From an estimate of 2330 the College paid £100, Sir Richard Sutton, who leased the manor and some 500 acres from the College, paid £100, and Robert Faulkes £130, although other evidence suggests that he actually paid out nearer £400. Even though an undertenant, this is perhaps why he felt justified in placing his initials and date on the house.

TRACING THE HISTORY OF YOUR HOUSE-9
continued ...

Robert Faulkes' successor in 1872 was Thomas Faulkes, probably his son, but he was frequently in arrears with his rent and gave up the tenancy in 1881. This was the period of the great agricultural depression when farmers were finding it hard to make ends meet, and it is a very telling statement that when Faulkes left he had been trying to find £125 a year, but the incoming tenant in 1881 was only asked £75.

Before the 19th century the estate records are less full. A College rental of 1746 shows that the mill was held by John Flinders. In the Nottinghamshire Record Office is a beautifully-executed written survey



Drawing by Oliver Baines
from a photograph of 1966

with accompanying map of the estates of John Gilbert-Cooper in Thurgarton and Hoveringham in 1777, carefully distinguishing between his own freehold land and that he leased from the College. The mill is shown as College land occupied by Widow Flinders, and elsewhere in the parish other land was held by Brian Flinders, who seems to have lived in a neighbouring village, possibly Lowdham. In view of the closeness of this date to the 1778 date-stone the probability is that Widow Flinders died in 1777 or 1778 and was succeeded in the undertenancy by a relation, Brian Flinders, who probably rebuilt the mill, possibly with assistance from his landlords. He and his wife were presumably the 'B. and C.F.' whose initials appear on the date-stone, and some detailed genealogical research amongst the local parish registers would no doubt resolve the relationship.

The documents consulted so far cover the history of the present building, but as it is evident that there was a mill on this site much earlier, attempts can be made to trace the history of its predecessors. As usual, one is faced with the problems of identifying the property from

continued ...

the documents, even though water-mills are usually specified as such. The chief problem is that there have been at least two mills in Hoveringham parish as well as others on the Dover Beck in adjoining parishes which are difficult to distinguish one from another. The foundation charter of Trinity College in 1546 refers to a mill called Snelling Mill which appears to have been in Hoveringham. Those national archives which are now available in print reveal that, similar to Bleasby, the endowment for the College comprised land confiscated by the Crown at the Dissolution of the Monasteries, and that Hoveringham and its mill had previously been the property of nearby Thurgarton Priory. The bailiffs' accounts for the newly-dissolved priory in 1540 (in the Public Record Office) refer only to a mill called 'Barell Mylne' in Hoveringham. The Thurgarton Cartulary (register of deeds) now kept at Southwell Minster contains a priory rental of 1328 and a copy of Edward III's charter confirming the priory's possessions in 1340, and both records mention both Snelling and Barrell Mills. In addition Domesday Book of 1086 lists two mills in Hoveringham. Trinity College surveys from 1576 onwards, however, refer to fields called the Old Mill Field, etc., which seem to have been situated near the confluence of the Dover Beck and the Trent, which suggests that one mill disappeared after the Dissolution, but which one? The Cartulary contains a record of the original gift of Snelling Mill to the priory by Ralph de Beauchamp as early as c.1180, and although it cannot be proved conclusively, the evidence does point to the fact that the present mill stands on the site of Snelling Mill, which in turn was probably in existence at the time of Domesday and even earlier back in the Anglo-Saxon period.

In conclusion the history of this property can be traced largely as a result of the continuity of ownership under only two institutions, which remarkably span the whole period of 800 years from 1180 to the present day. There are problems caused by the complicated tenurial relationship, as at some periods the property had an owner, a principal tenant and an undertenant, which is confusing to the researcher. On the other hand there is the bonus of the date-stones, but the dangers of leaping to conclusions are evident from the fact that 'B.F.' and 'R.F.' turn out to represent totally different surnames.

Most of the above information is taken from an article by F.W. Patmore, R. Fincher and N. Summers in the Transactions of the Thoroton Society, vol.70, 1966. Articles by W.A. James on 'The Mills of Doverbeck' appeared in the Lowdham, etc. Parish Magazine in 1936, and historical notes on the mills by J.W. Russell are deposited in the Nottinghamshire Record Office (M 1926-1985).

ooOoo

In the next issue : Further local case studies.

N.B. In the December issue pages 8 and 9 (Tracing the History of Your House-8) were inadvertently transposed and we offer sincere apologies to the Author, Mr. Henstock, and readers for any inconvenience caused.

FOOTPATH WALK - ANNESLEY - SUNDAY, 17th MAY - Assemble 10.00 a.m. at the car park, Annesley Miners' Welfare, Annesley Woodhouse. This event is being organised by the Kirkby & District Conservation Society. For further details please contact Sylvia Sinfield, 66 Kingsway, Kirkby-in-Ashfield, Notts. Tel: Nottm. 752833.

IYDP 1981 INTERNATIONAL YEAR OF DISABLED PEOPLE



The United Nations has designated 1981 the International Year of Disabled People and the year will provide a major opportunity for educating people about disability.

The aims of the year are:

1. Increasing awareness of the needs, abilities and aspirations of disabled people.
2. To increase participation, equality and integration of disabled people.
3. The prevention of disability.
4. More positive attitudes towards disabled people.

But these can only be achieved if the whole community both able bodied and disabled take the initiative to participate by organising events and publicising the year.

We must all know several disabled people, for disabled does not mean just the physically handicapped, but also the blind, deaf, hard of hearing, speech impaired, mentally handicapped and mentally ill. Add to these, those disabled by ageing and we see it is quite a large section of our community. Just stop and think how many disabled people you know! Don't they have the same hopes, aspirations, needs and pleasures as you have? - and how poorly our society provides for them. It is so difficult for disabled people to do many of the things we take for granted.

The Year of the Disabled People does not mean that the disabled alone should organise events and activities to mark the year. We want it to involve us all.

In Nottingham we have formed a small group of people working with the disabled organisations to try to stimulate efforts to mark the year. Already we have news of special events being planned - a gala, concerts, sports events, a pantomime and exhibitions but we want more. The Co-ordinating Group will be producing and distributing widely to the public a Diary of Events for IYDP 1981. The events themselves are being organised by local groups, community associations and clubs.

We would be very pleased to hear from anyone who wants to contribute towards the effort of IYDP 1981.

Please contact Mrs. Mary Perry, Volunteer Co-ordinator for IYDP 1981, c/o 31a Mansfield Road, Nottingham, Telephone: Nottm. 46714 (for messages)

or (for Ashfield) Mr. M. Halliday, Old Police Station, Sutton-in-Ashfield. Telephone: Mansfield 515614

or (for Bassetlaw) Mr. M. Newstead, Priory Gatehouse, Cheapside, Worksop, Notts. Telephone: Worksop 86868.

Mary E. Perry
Information Co-ordinator, IYDP 1981.

**** TREES ****

BROXTOWE SURVEY

Broxtowe Borough Council have begun the comprehensive task of checking and updating all the preservation orders for trees in the borough.

There are 46 orders in force in Broxtowe, many of them handed on by predecessor authorities at local government reorganisation, and there are serious inadequacies in a number of orders.

The survey will take account of any new developments and tree planting. The initial survey, of 12 orders, has already been completed and the Council's administration and legal services department have been recommended to up-date the orders where necessary. Although only 12 orders have so far been reviewed, 195 individual trees and six groups of woodlands have been protected.

Reports that legislation is soon to be introduced into Parliament to give the Government power to sell off Forestry Commission land is a matter which should be viewed with great apprehension by all interested in the well-being of our countryside.

ANNESLEY PARK

Kirkby and District Conservation Society advised Ashfield District Council Planning Department immediately it learned that tree felling was in progress here. On investigation it was found that David Adams Limited had cleared some small trees but had also cut down the large Walnut tree which was probably the last remaining example of that species in the area - it was claimed that it was diseased. The Secretary of the Society pointed out to the planning department that there were some very rare trees in the Arboretum which had been brought back from the overseas travels of the Chaworth family and these bore nameplates giving details of their origin. An assurance had been given that there would be no further major felling of trees without the prior agreement of the Council.

STOP PRESS ... A Tree Preservation Order has now been issued on this wood.

PUBLICATIONS

RECORDING OLD HOUSES: A GUIDE

Produced by the Council for British Archaeology

Recording Old Houses: a guide is essential reading for all those concerned with recording buildings, whether this is being done as a purely historical study or as an aid to the making of planning decisions.

In recent years, the number of historical buildings being demolished may have dropped but the number which are subjected to extensive restoration has greatly increased. It is desirable that old buildings be adapted to modern needs but

in the process significant features may disappear to be lost forever unless they are recorded first.

This publication sets out to tell the interested amateur in clear and concise language how this can be done. Copies may be obtained from the Nottinghamshire Building Preservation Trust Ltd. at Link House, priced £1.95 per copy plus 20p post and packing (£1.45 + 20p p & p to Members of the Trust).

TAX RELIEF WOULD HELP TO SAVE HISTORIC BUILDINGS

The cost of buying and renovating historic buildings should be allowed to be set against Corporation Tax; the 'savage form of discrimination' of charging VAT on repairs and maintenance, but not on demolition or new buildings, should end, and there should be a more flexible approach to the fire and building regulations confronting owners of historic properties.

These are among the 75 recommendations, aimed at saving the country's old buildings - from mansions and warehouses to churches and farms - by creating new roles for them. They are contained in Britain's Historic Buildings: A policy for their future use, the report of a working party, chaired by Lord Montagu of Beaulieu, on alternative uses for historic buildings.

The report (Price £3.00 from the British Tourist Authority) says too many old buildings have already been lost, and stresses that time is running out fast for many others which can be saved if economic alternative uses can be found.

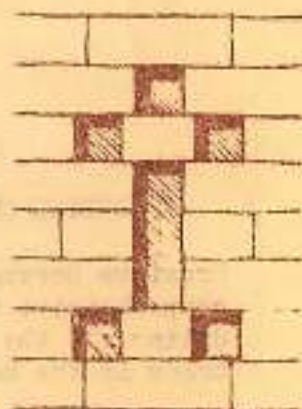
Other recommendations included in the report are that

Central Government should introduce guidelines requiring government departments, public sector bodies and local authorities to consider re-using historic buildings to meet demands for new accommodation.

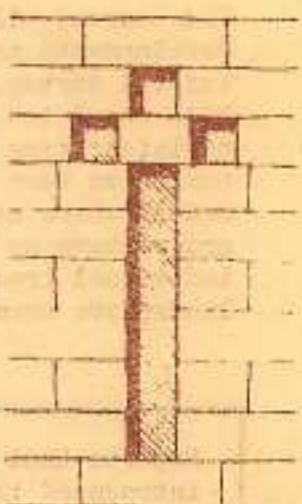
Secretaries of State, with help from the Property Services Agency, should have a direct watching brief for historic buildings in the hands of all government departments. The report also recommends that Central Government offer unwanted listed buildings for sale or lease; and that more funds be given to the Historic Buildings Councils. When considering rate reform, Government should make a special study of the plight of historic buildings.

Local Authorities and Public Bodies should carry out an inventory of their historic properties and put redundant buildings on the market as soon as possible. Local authorities should explore other financial means of helping the private sector to undertake conservation; approach building owners with suggestions for rehabilitation and new uses, and support their suggestions with offers of grants or loans. They should consider whether empty houses could be offered at minimum prices to homeowners willing to carry out renovation work.

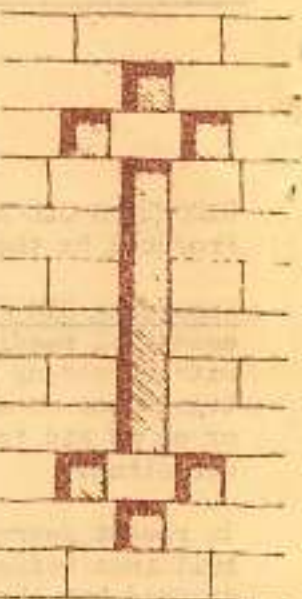
For any kind of forge work, designed or to specifications/blueprints; high class ornamental ironwork, restoration work, etc. contact:
J.B. Hallam, Mill Forge, Priestgate,
East Markham, Newark, Notts. NG22 0QT
Tel: Tuxford 870845



Manor Farm, Rampton



Southwell Road,
Causton.



Barn at Thurgarton,
dated 1790

Barn Ventilation Holes